

# WEST VALLEY CITY PLANNING COMMISSION AGENDA

April 23, 2003

Planning Commission Technical Committee..... April 15, 2003 @ 8:00 a.m.  
Planning Commission Study Session..... April 16, 2003 @ 3:00 p.m.  
Planning Commission Pre-Meeting ..... April 23, 2003 @ 3:00 p.m.  
Planning Commission Meeting ..... April 23, 2003 @ 4:00 p.m.

\_\_\_\_ Harold \_\_\_\_ Dick \_\_\_\_ Brent \_\_\_\_ Karen \_\_\_\_ Jack \_\_\_\_ Paul \_\_\_\_ Maria

## PROPERTY APPLICATIONS:

- ZP-10-2003** Petition by **WEST VALLEY CITY** regarding the purchase of property for Cross Town Trail located approximately 1504 W. Claybourne Ave. (Staff - **Jody Knapp** at 963-3497).
- ZP-11-2003** Petition by **WEST VALLEY CITY** to allow for telecommunications facilities to be provided for the West Valley City Arts and Cultural Center. (Staff - **Lance Blackwood** at 963-3473)
- ZP-12-2003** Petition by **WEST VALLEY CITY** regarding the sale of leases of various real properties by West Valley City regarding cellular towers. (Staff - **John Janson** at 963-3277)
- ZP-13-2003** Petition by **WEST VALLEY CITY** regarding the renewal of a billboard lease with Viacom Outdoor Advertising at approximately 1400 West 3300 South. (Staff - **Brian Hall** at 963-3363)
- ZP-14-2003** Petition by **WEST VALLEY CITY** regarding the purchase of easements from Kearns Improvement District in the amphitheater area at approximately 5400 South and 6200 West. (Staff - **John Janson** at 963-3277)

## ZONE CHANGE APPLICATION:

- Z-5-2003** Petition by **MUSTANG PROPERTIES LLC/AMERICAN PENSION SERVICE** requesting a zone change from RB (residential business) to C-1 (neighborhood commercial). The property is located at 3612 West 4700 South. (Staff - **Steve Pastorik** at 963-3545).

## SUBDIVISION APPLICATION:

- S-18-2003** Petition by **IVORY HOMES** requesting final plat approval for 30 lots in Wheatland Subdivision. The property is located at 4310 South 3600 West and is in an R-1-8 zone.

## CONDITIONAL USE APPLICATIONS:

- C-14-2003** Petition by **NIC KIAN** requesting conditional use for a **retail office building**. The building would be located at 3140 South Redwood Road, in a 'C-2' (general commercial) zone. (Staff - **Jody Knapp** at 963-3497)
- C-17-2003** Petition by **JEFF CONDE** requesting conditional use for a **duplex**. The duplex would be located in the Verco Subdivision at 4452 South Dean Circle, in an 'R-2-8' (residential, duplexes allowed, minimum 8,000 sq. ft. lot size). (Staff - **Steve Pastorik** at 963-3545)
- C-18-2003** Petition by **CLC ASSOCIATES** requesting conditional use approval for a **Les Schwab Tire Store**. The business would be located at 3751 West 3500 South, in a 'C-2' (general commercial) zone. (Staff - **Steve Pastorik** at 963-3545)
- C-19-2003** Petition by **ANN DOMICHEL** requesting conditional use approval for a **fast food and a car wash business**. The business would be located at 3197 South Redwood Road, in a 'C-2' (general commercial) zone. (Staff - **Kevin Hooper** at 963-3249)
- C-20-2003** Petition by **YOUNG FAMILY RACING INC.** requesting conditional use approval for a **new multi-purpose building for Rocky Mt. Raceways** which is located at 6555 West 2100 South, in an 'M' (manufacturing) zone. (Staff - **Kevin Hooper** at 963-3249)
- C-22-2003** Petition by **RON & CONNIE BEYNON** requesting conditional use approval for a major home occupation for a **pre-school**. The business is to be located at 5520 W. Deermeadow Circle, in an R-1-7 (residential, single family, with a 7,000 sq. ft. minimum lot size). (Staff - **Jody Knapp** at 963-3497).

## PLANNING COMMISSION BUSINESS

Update - City Council, Board of Adjustment, Redevelopment Agency.  
Approval of minutes from April 9, 2003 (Regular Meeting)  
Approval of minutes from April 16, 2003 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.